



For Sale - Large Mixed Use premises suitable for a variety of uses

490, Halliwell Road, Bolton, North West, BL1 8AN

2,333 ft² (216.74 m²)

- Prominent Mixed Use Property.
- Potential to Convert the upper floors
- Income Producing and Reversionary Investment
- Popular location
- Parking with the property and close by.

Description

The subject property is located at the end of a busy retail parade. We have not inspected the property internally but understand it is a mixed use retail and office premises. The building is a former Co-Op building and is in a good condition throughout. It is of traditional construction with brick elevations underneath a pitched slate roof. There is a small car park to the side of the property.

The building comprises a ground floor retail unit, which is occupied by a Drama school which has a lease in place and is currently paying £500 pcm (£6,000 per annum)

The Upper floor is used as an office and the occupier has recently given notice and are due to vacate in the coming months. They are currently paying £600 pcm (£7,200 per annum). We understand this office is well appointed throughout and as the benefit of an onsite car park. There is also plenty of parking close by.

Location

The property is located in a prominent Corner position at Halliwell Road and Harvey Street in the Smithills area of Bolton. It is in close proximity to a number of local amenities, including local retailers and businesses, and it also has the advantage of free on-road parking to the rear of the property.

The property has good transport connections with Bolton Town Centre which is located approximately one mile away. In addition, it is close to the junction where Halliwell Road meets Moss Bank Way A (58). Therefore, providing good connections to the greater Bolton area and ultimately the regional and national motorway network.

Accommodation

We have not inspected the property internally; therefore we have taken the floor areas from the Valuation office Agency (VOA) website and have detailed these below.

Ground Floor	1,226 ft ²
First Floor	1,107 ft ²
Total	2,333 ft ²

Tenure

We understand the property is held freehold

Price

Seeking offers over £240,000 Subject to Contract

Planning Use

Use class E.

The upper floors have potential to be converted to residential use subject to the necessary planning consent or permitted development rights.

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate. A sale is likely to be dealt with a Transfer of a Going Concern (TOGC).

Business Rates

Both the ground floor and first floor will attract business rates. We understand the rateable values for each floor is as follows:

Ground Floor £10,250

First Floor £8,500

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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